BLOCK 2 LOT 13
IN OR 703/1267
R787524 & R787525

WOLFE STANLEY L &/DRESSLER TRACY L
95353 PLUM LOOP
FERNANDINA BEACH, FL 32034

2023

31-2N-28-4955-0002-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

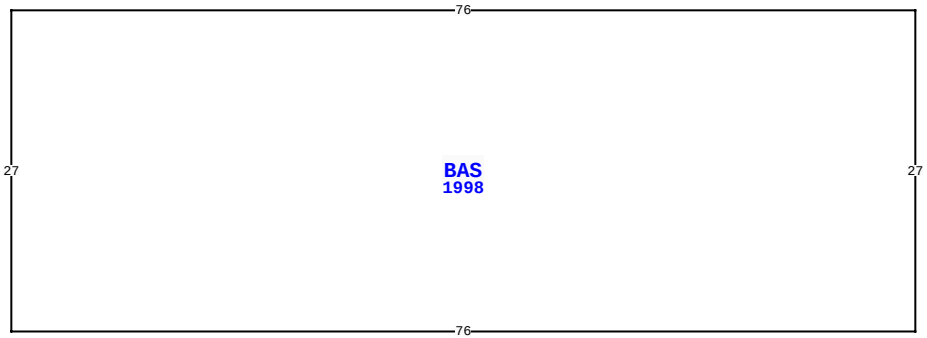
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	2,052	74,072
TOTALS	2,052		2,052	74,072

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,052	117.2000	82.04	168,346	1998	1998	0	0	0	56.00	44.00

1 M/H 94+ – 100% - 1995 Heated Area: 2052 HX Base Yr 1995



95353 PLUM LOOP, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		74,072
TOTAL MARKET OB/XF VALUE		14,196
TOTAL LAND VALUE - MARKET		72,750
TOTAL MARKET VALUE		161,018
SOH/AGL Deduction		80,429
ASSESSED VALUE		80,589
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		30,589
TOTAL JUST VALUE		161,018
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		109,547

PERMIT NUM	DESCRIPTION	AMT	ISSUED
982118	MH MOVE-ON	0	05/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0703/1267	5/03/1994	WD	Q	I		26,000
GRANTOR: PAETSCH WALTER E & TI						
GRANTEE: WOLFE STANLEY & DRE						
0703/1266	5/03/1994	QC	U	I	10	9,700
GRANTOR: GRIFFIS LEO B						
GRANTEE: PAETSCH WALTER E &						

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0810	CONCRETE A	0	100	28	76	2,128.00	SF	6.50	6.50	100	1998	1998	3	77	10,651	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	83	2,905	
4	1242	WD DECK A	0	100	16	8	128.00	SF	10.00	10.00	100	2010	2010	3	50	640	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W76 S27 E76 N27$.

LAND DESCRIPTION

TOTAL OB/XF 14,196

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000102	C	SFR/MH	100		OR	0.00	0.00	0.97	AC		1.00	1.00	1.00	75,000.00	75,000.00	72,750							

REVIEW DATE 03/13/2020 BY KWA Total Acres: 0.97 Total Land Value: 72,750 Market: 0 Agricultural: 0 Common: 72,750 PRINTED 08/02/2023 BY SYS